

# City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: **** 1433 Westbrook Street		Owner: **** Mary Kuebler		Phone: 773-6072		Permit No: <b>000946</b>
Owner Address:		Lessee/Buyer's Name:		Phone:		
Contractor Name: SAA		Address:		Phone:		Permit Issued: <b>ISSUED</b> <b>AUG 29 2000</b>
Past Use:  single family		Proposed Use:  Bed & Breakfast		COST OF WORK: \$0 PERMIT FEE: \$30.00 FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group A-1 Type: 53 Signature: [Signature] Signature: [Signature]		
Proposed Project Description:  change of use from single family to bed & breakfast		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied <input type="checkbox"/> Signature: _____ Date: _____		Zoning Approval: Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>		
Permit Taken By: K		Date Applied For: July Aug 1 2000 K				Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

## CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT \_\_\_\_\_ ADDRESS: \_\_\_\_\_ DATE: Aug 1 2000 PHONE: \_\_\_\_\_

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE \_\_\_\_\_ PHONE: \_\_\_\_\_

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

PERMIT ISSUED  
WITH REQUIREMENTS

PERMIT ISSUED  
WITH REQUIREMENTS

## COMMENTS

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

## Inspection Record

Type

**Date**

**Foundation:** \_\_\_\_\_

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Framing: \_\_\_\_\_

\_\_\_\_\_

Plumbing: \_\_\_\_\_

\_\_\_\_\_

**Final:** \_\_\_\_\_

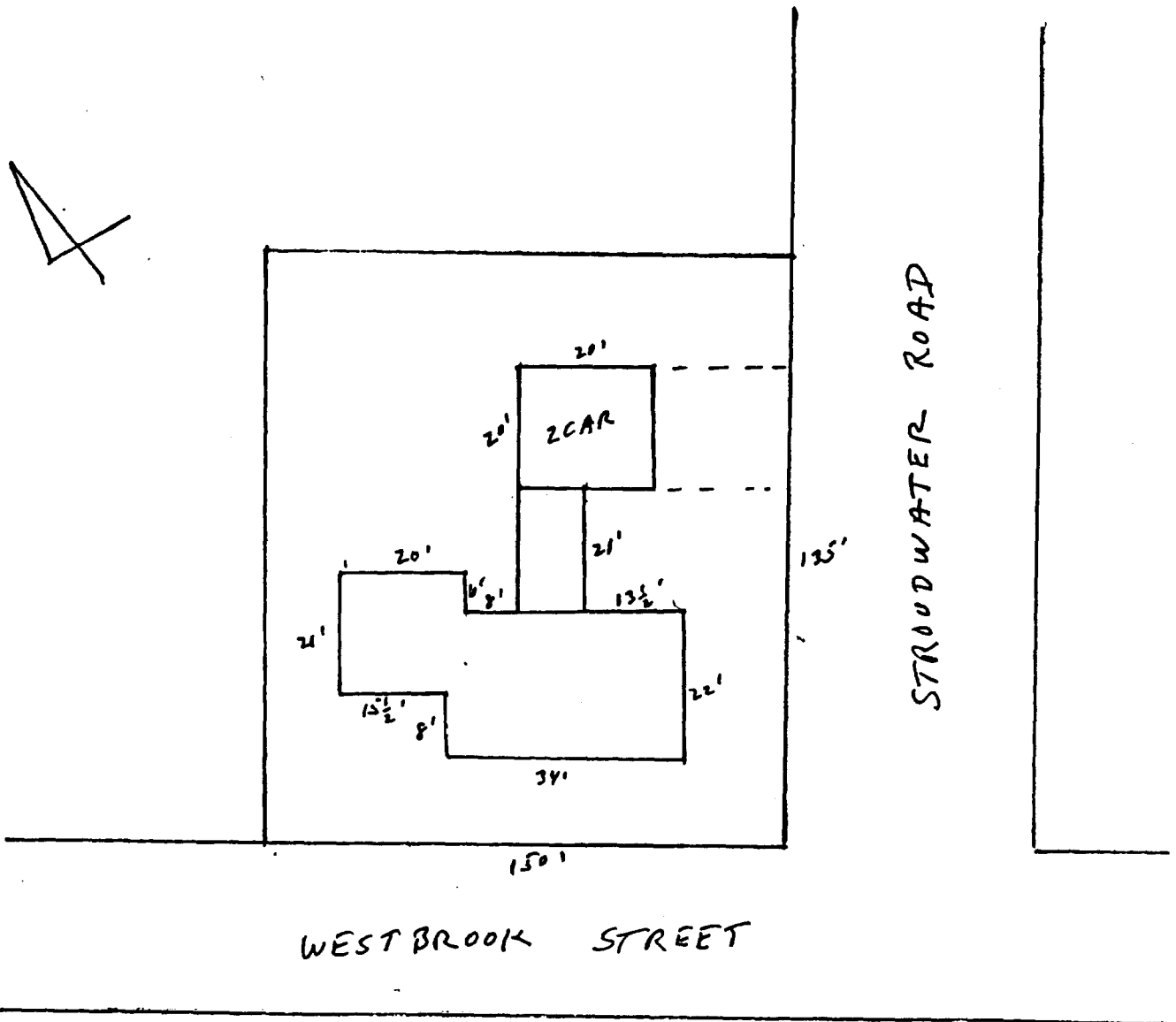
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Other: \_\_\_\_\_

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Kuebler  
Westbrook Street  
Portland, ME

SITE 18500 SF  
MAP 227 LOT 3, 4, 5  
NOT TO SCALE





## CITY OF PORTLAND

January 11, 1999

Ms. Mary E. Kuebler  
1433 Westbrook Street  
Portland, ME 04102

Re: Text Change Application for 1433 Westbrook Street

Dear Ms. Kuebler:

This letter is regarding the text change application you had submitted on December 24, 1998 proposing a text change in the R-2 zone to allow a bed and breakfast at 1433 Westbrook Street. After review of the application, it has been determined that your proposal for a two room bed and breakfast at 1433 Westbrook Street is currently allowed in the zoning ordinance as an accessory use.

The Land Use Ordinance, Sec. 14-404. Accessory Uses states that the letting of rooms within an existing dwelling unit in any residential zone is allowed, provided that: a) there shall be no more than two (2) persons occupying such room or rooms; b) there shall be not more than two (2) rooms per dwelling unit occupied for such use; and c) there shall be no increase in the bathroom and/or kitchen facilities in the dwelling and no such facility shall have been constructed in the immediately preceding two (2) years. Attached, please find a copy of Sec. 14-404 for your review.

A building permit is required to allow this accessory use. I have attached a copy of the building permit for your use. Once you have filled the form out, you should return it to the Building Inspections Office, in the basement at City Hall, with the appropriate fees. Also attached is your check to the city for the text amendment. If you have any questions, please do not hesitate to contact me at 874-8901.

Sincerely,

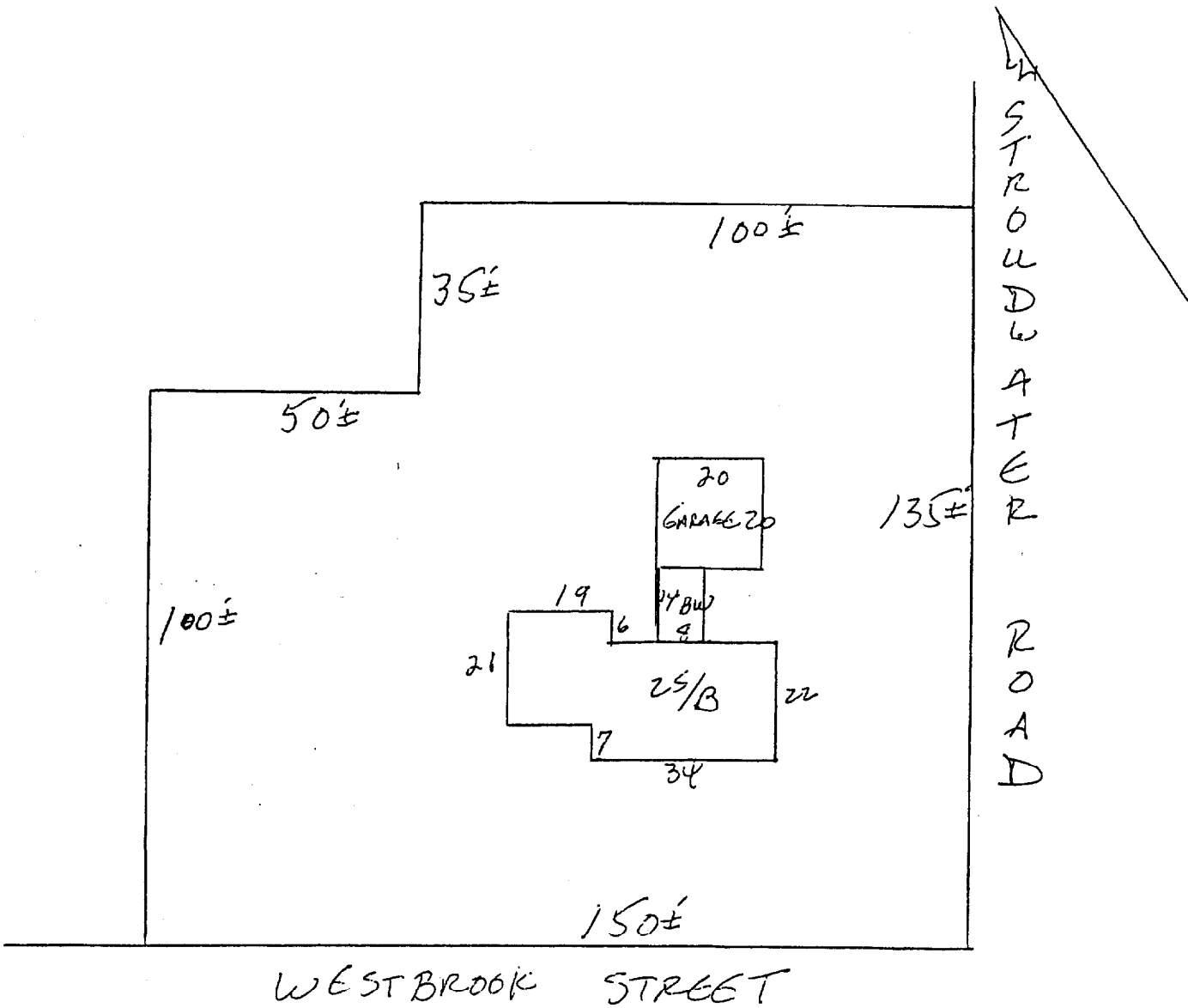
*Kandice Talbot*  
Kandice Talbot  
Planner

Attachments

cc: Alexander Jaegerman, Chief Planner  
Marge Schmuckal, Zoning Administrator  
Permit Secretary

O:\PLAN\CORRESP\KANDI\LETTERS\KUEBLER.WPD

# LOI AND DWELLING SKETCH



SCALE: 1" = 30'

1:15,625 (at center)

100 Feet

100 Meters

Railroad



Point of Interest

Airfield



Summit

River/Canal

Intermittent River

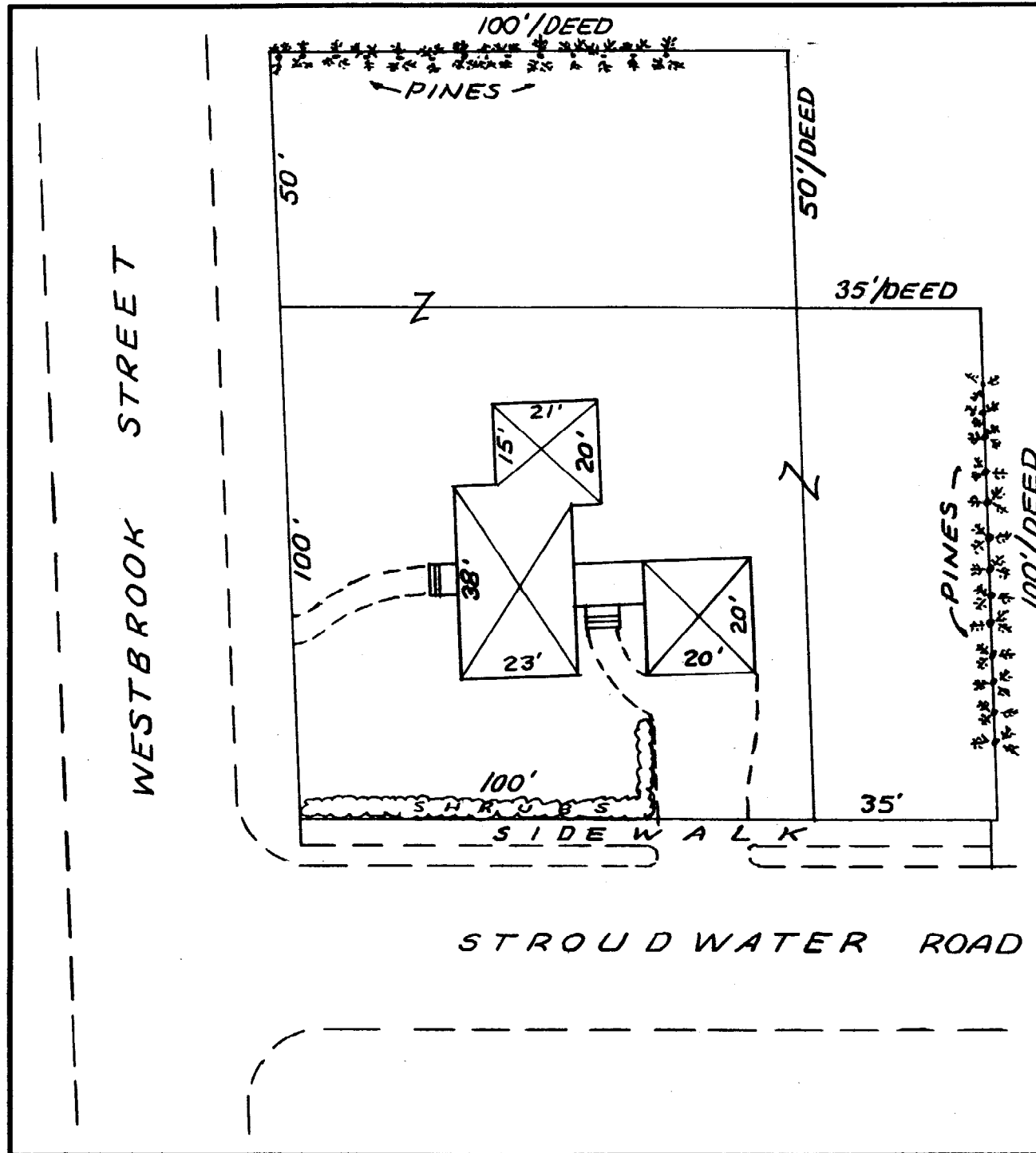
City Park

A certain lot or parcel of land, with the buildings thereon, situated at the northeasterly corner of Stroudwater Road and Westbrook Street in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at the intersection of the northwesterly sideline of Stroudwater Road with the northeasterly side line of Westbrook Street; thence northeasterly along said northwesterly side line of Stroudwater Road one hundred (100') feet; thence northwesterly at an included angle of  $87^{\circ} 50'$  one hundred (100') feet; thence southwesterly at an included angle of  $92^{\circ} 10'$  one hundred (100') feet to said northeasterly sideline of Westbrook Street; thence southeasterly along said northeasterly side line of Westbrook Street one hundred (100') feet to the point of beginning.

Also, a certain lot or parcel of land situated on the northeasterly side of Westbrook Street in said Portland, bounded and described as follows: Beginning on the northeasterly side line of Westbrook Street at the most westerly corner of land conveyed by Janet Lane to Richard J. Bohannon, et al by deed dated April 24, 1947, recorded in the Cumberland County Registry of Deeds in Book 1868, Page 66, being the first parcel described herein; thence northwesterly along said northeasterly side line of Westbrook Street fifty (50') feet; thence northeasterly, parallel with the northwesterly side line of said first described parcel one hundred (100') feet; thence southeasterly parallel with the northeasterly side line of Westbrook Street fifty (50') feet to the most northerly corner of said first-described parcel; thence southwesterly along the northwesterly side line of said first-described parcel one hundred (100') feet to the point of beginning.

Also, another lot or parcel of land situated on the northwesterly side of Stroudwater Road in said Portland, bounded and described as follows: Beginning on the northwesterly side line of Stroudwater Road at the most easterly corner of land conveyed by Janet Lane to Richard J. Bohannon, et al by deed dated April 24, 1947, and recorded in said Registry of Deeds in Book 1868, Page 66, being the first parcel described herein; thence northeasterly along said northwesterly side line of Stroudwater Road thirty-five (35') feet; ~~thence northwesterly parallel with the northeasterly side line of said first~~



**To The Le**

I hereby certify  
did conform  
construction. T  
hazard zone.

On record in the

Book 3/4

Plan Book

This plan was r  
recording purp  
date shown he  
Property lines  
This certification  
this surveyor is  
or entity,

**Mortgage Loan**

This is a Class D S

PROPERTY OF  
**CARL L. & MARY**  
**1433 WESTBROOK ST.**

SCALE **1" = 30'** DATE **AUG. 25 1993**

BUYER  
**CARL L. & MARY**

SURVEYOR Peter A. Webbe  
Scarborough

# BUILDING PERMIT REPORT

DATE: 1 Aug. 2000 ADDRESS: 1433 Westbrook St. CBL: 227-E-003  
 REASON FOR PERMIT: Change of use From Single Family To a bed & breakfast.  
 BUILDING OWNER: Mary Kuebler with only two guest bedrooms

PERMIT APPLICANT: \_\_\_\_\_ /CONTRACTOR SAC

USE GROUP: A-1 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: ? PERMIT FEES: \$30.00

The City's Adopted Building Code (The BOCA National Building code/1999 with City Amendments)  
 The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

## CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: \*1, \*11, \*B, \*14, \*15  
\*17, \*18, \*19, \*27, \*29, \*34, \*36, \*37, \*38, #31, #39

- \*1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection) **"ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."**
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts. Section 2305.17
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing. Section 1908.0
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1999)
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- \*11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42". In occupancies in Use Group A,B,H-4, I-1, I-2, M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38". Exception: Handrails that form part of a guard shall have a height not less than 36" and not more than 42". Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7)
12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- \*13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
- \*14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
- \*15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)
16. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
- \*17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
- \*18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)

8/1



- \*19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
- In the immediate vicinity of bedrooms
  - In all bedrooms
  - In each story within a dwelling unit, including basements
- In all rooms in the path of egress
20. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
21. The Fire Alarm System shall maintained to NFPA #72 Standard.
22. The Sprinkler System shall maintained to NFPA #13 Standard.
23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
24. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
- \*27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
28. All requirements must be met before a final Certificate of Occupancy is issued.
- \*29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1999).
30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
- (31) Please read and implement the attached Land Use Zoning report requirements. This B & B is limited to only 2 guest bedr. Any increase requires a separate permit
32. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
33. Bridging shall comply with Section 2305.16.
- \*34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2405.0)
35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).
- \*36. An automatic fire detection system shall comply with Sec. 919.4.4
- \*37. This proposed change of use requires state fire marshal's approval.
- \*38. Your permit application did not show any cost of construction. If you make changes as required a cost will be accurate. Also you might be required to amend this permit.
- (39) Any signage requires a separate permit. signage is very limited in Residential Zone

P. J. Hoffses, Building Inspector  
Cc: Lt. McDougall, PFD  
Marge Schmuckal, Zoning Administrator

PSH 11/25/99

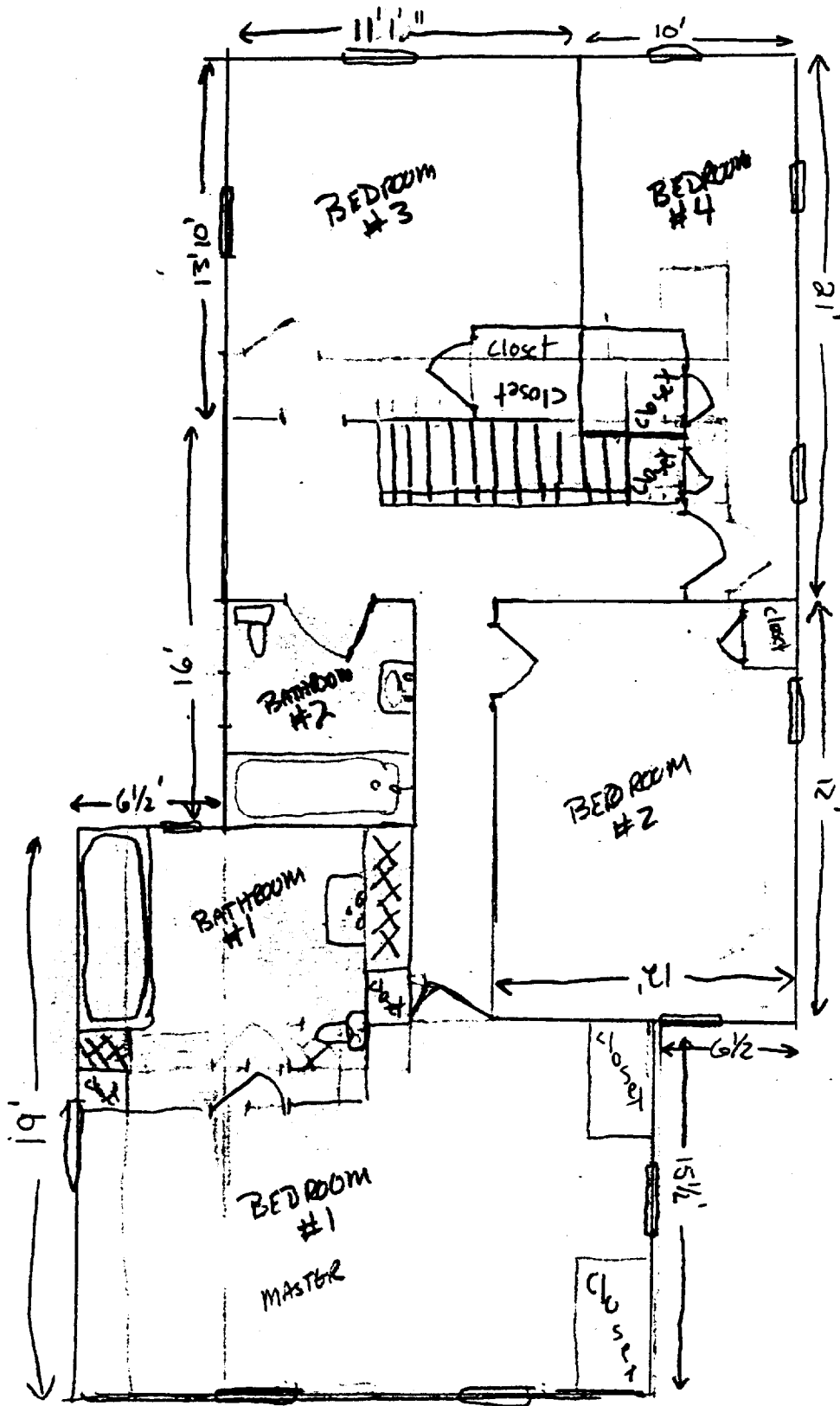
\*\*This Permit is herewith issued, on the basis of plans submitted and conditions placed the plans, any deviations shall require a separate approval.

\*\*\*THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD.

\*\*\*\* Certificate of Occupancy Fees: \$50.00 each

\*\*\*\*\* ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGN'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000 OR REQUIVALENT.

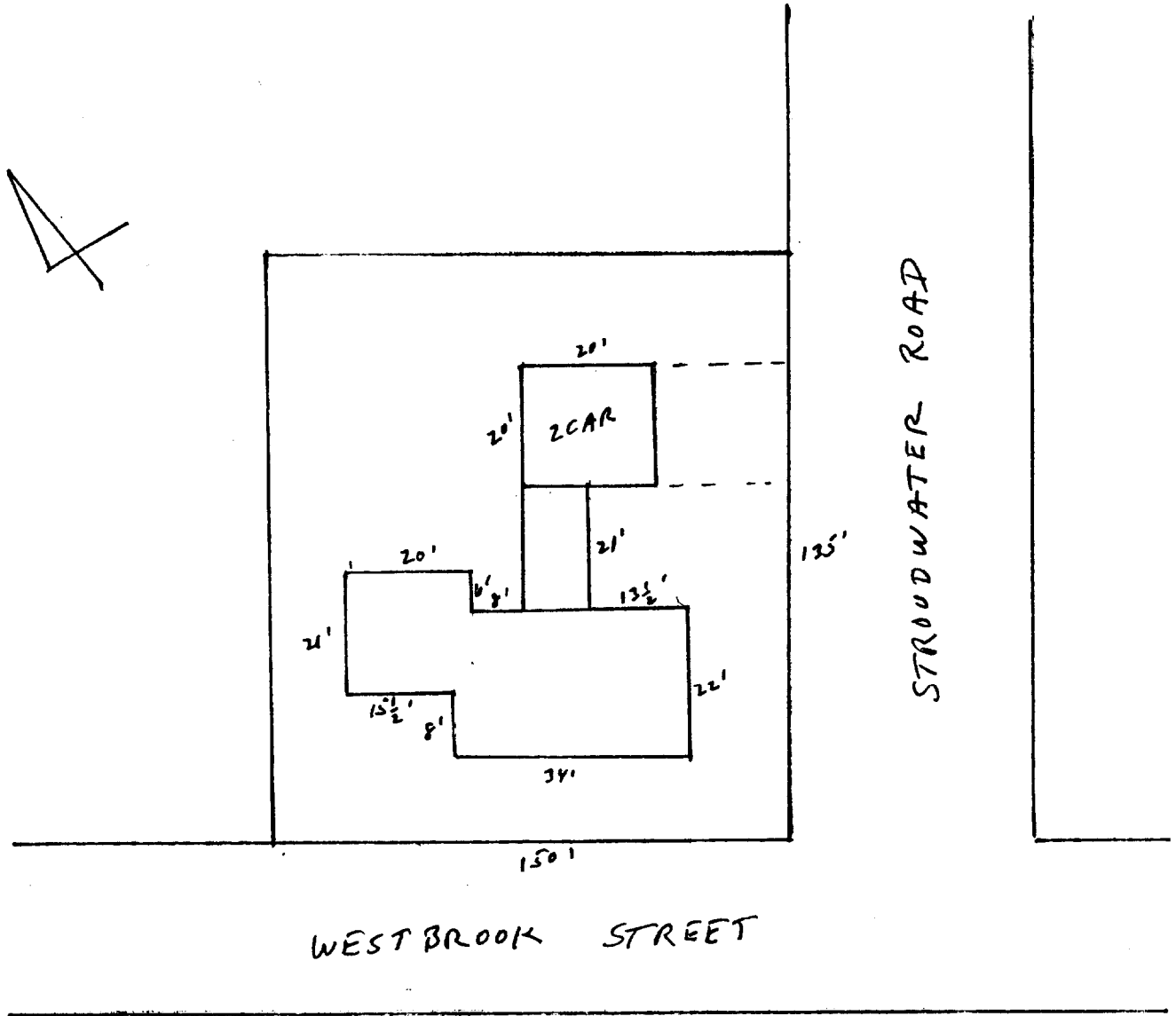




See Revised Plans a letter outlining usage

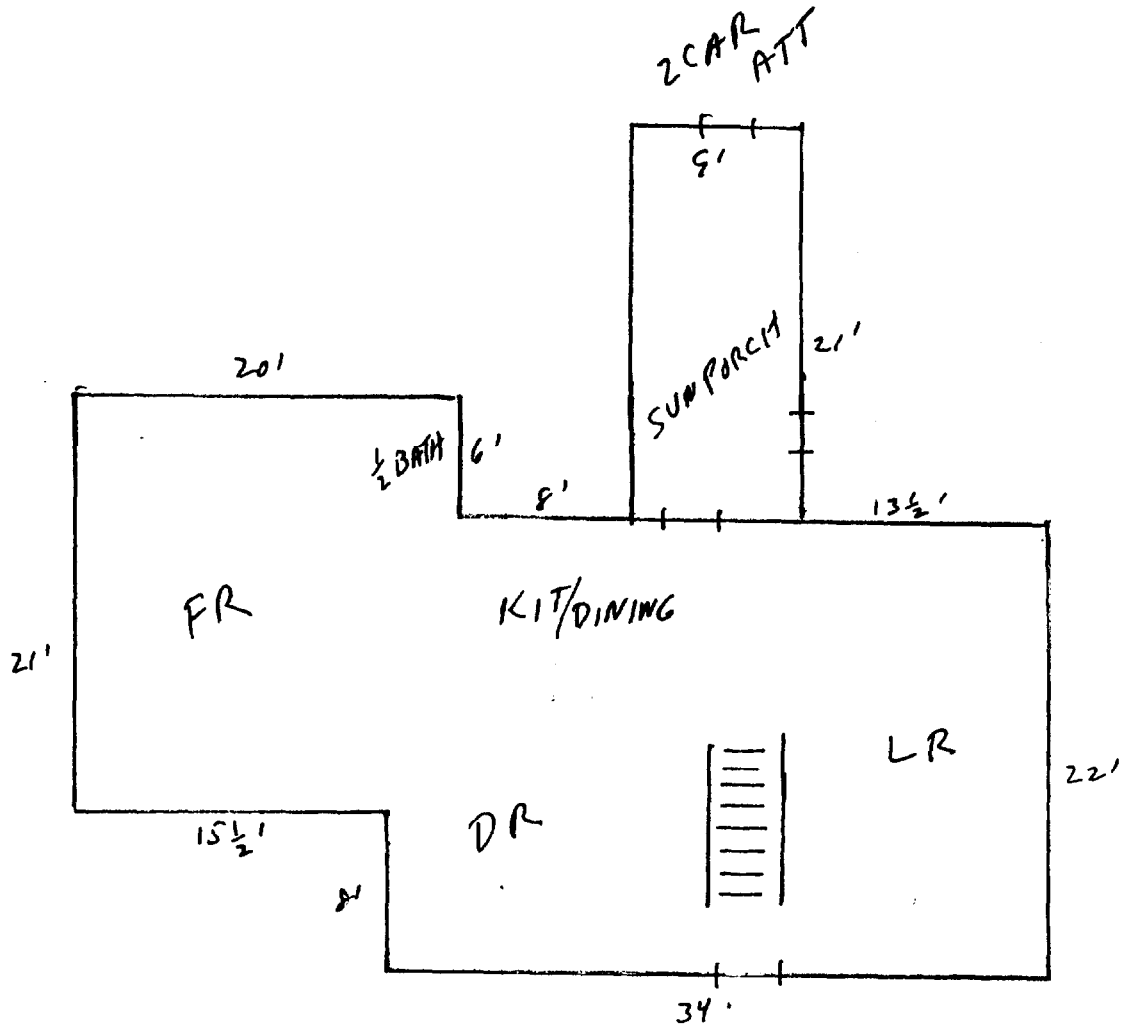
Kuebler  
Westbrook Street  
Portland, ME

SITE 18500 SF  
MAP 227 LOT 3, 4, 5  
NOT TO SCALE



Kuebler  
Westbrook Street  
Portland, ME

1ST FLOOR PLAN



**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE  
PERMIT IS ISSUED**

**Building or Use Permit Pre-Application  
Additions/Alterations/Accessory Structures  
To Detached Single Family Dwelling**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

**NOTE\*\*If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.**

Location/Address of Construction: <u>20 1433 Westbrook St</u>			
Tax Assessor's Chart, Block & Lot Number Chart# <u>227</u> Block# <u>E</u> Lot# <u>003</u>		Owner: <u>Mary E &amp; Carl R Kuebler</u> Telephone#: <u>773-6072</u>	
Owner's Address: <u>1433 Westbrook St</u>		Lessee/Buyer's Name (If Applicable) Cost Of Work: <u>\$0</u> Fee: <u>\$30.00</u>	
Proposed Project Description: (Please be as specific as possible) <u>Change of Use from Single family to Bed + Break.</u>			
Contractor's Name, Address & Telephone: <u>S/F</u>		Rec'd By: <u>B4B</u>	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

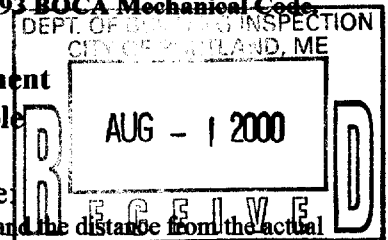
- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan (Sample Attached)

If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and required zoning district setbacks



**4) Building Plans (Sample Attached)**

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

**Certification**

I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: <u>Mary E Kuebler</u>	Date: <u>2/2/99</u>
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Building Permit Fee: \$25.00 for the 1st \$1000. cost plus \$5.00 per \$1,000.00 construction cost thereafter.

1433 Westbrook St.  
Portland.  
Maine. 04102.

August 21st '00.

To: Department of Building Inspection.

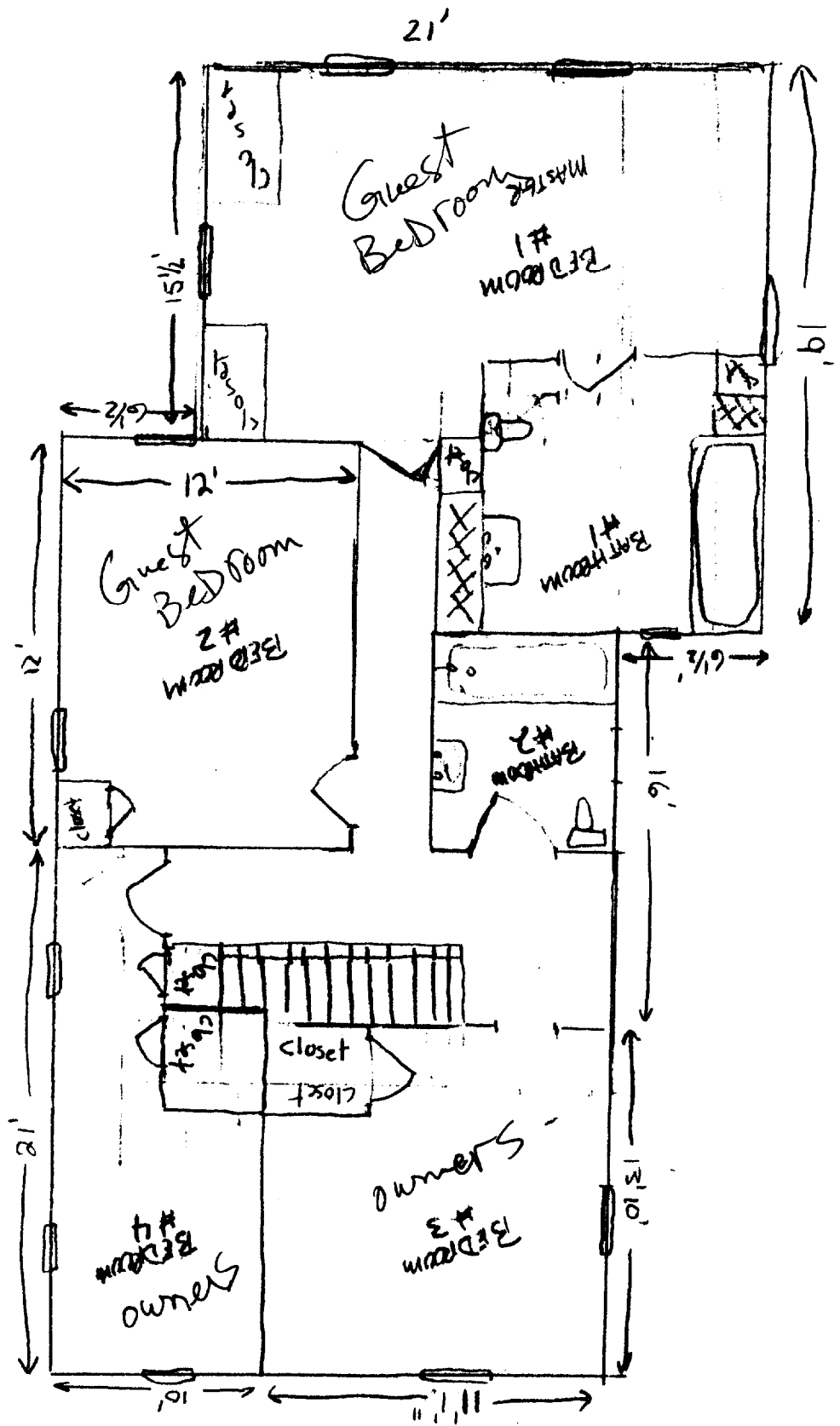
Received  
8/23/00

Dear Sir,

This letter is regarding the proposal for a two room bed and breakfast at 1433 Westbrook St as allowed in the zoning (Land Use Ordinance Sec 14-404) ordinance as an accessory use. The enclosed diagram demonstrates Bedroom I and Bedroom II for the proposed use of paying guests. Bedrooms III and IV will not be available as they will be used for private sleeping quarters. There will be no increase in the bathroom and/or kitchen facilities and no such facility has been constructed in the preceding two years.

If you have any questions please contact me at 773-6072.

Sincerely,  
Mary Kuebler.



25 pvc





## CITY OF PORTLAND

January 11, 1999

Ms. Mary E. Kuebler  
1433 Westbrook Street  
Portland, ME 04102

Re: Text Change Application for 1433 Westbrook Street

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A building permit is required to allow this accessory use. I have attached a copy of the building permit for your use. Once you have filled the form out, you should return it to the Building Inspections Office, in the basement at City Hall, with the appropriate fees. Also attached is your check to the city for the text amendment. If you have any questions, please do not hesitate to contact me at 874-8901.

Sincerely,

Kandice Talbot  
Planner

### Attachments

cc: Alexander Jaegerman, Chief Planner  
Marge Schmuckal, Zoning Administrator  
Permit Secretary

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